

ZONING

120 Attachment 2

Town of Holland

SCHEDULE OF AREA, LOT AND BULK REQUIREMENTS R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT

[Amended 4-14-2004 by L.L. No. 1-2004; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Zone District	Permitted Uses	Minimum Lot Size			Minimum Yard Requirements						Maximum Building Height		Maximum Building Coverage	Minimum Floor Area (square feet)
					Principal Building			Accessory Building						
		Area	Width ¹ (feet)	Depth ¹ (feet)	Front (feet)	Rear (feet)	Side		Rear (feet)	Side (feet)	Stories	Feet		
							One (feet)	Both (feet)						
R-2 Medium Density Residential District	One-family dwellings	60,000 sq. ft.	150	200	50	40	20	40	40	25	2½	35	15%	1,120 ⁵ (residential)
	Two-family dwellings	60,000 sq. ft.	150	200	50	40	20	40	40	25	2½	35	35%	1,440/720 per unit ⁴
	Religious and quasi-public uses	3 acres	250	250	75	75	40	80	40	40	2½	35	10%	—
	Nursing homes	5 acres	300	300	100	75	50	100	50	50	1	20	5%	—
	Farms	10 acres ³	250	300	50	100	50	100	50	50	2½	35	5%	1,120
	Camping grounds ²	25 acres	500	750	100	300	300	600	300	300	2½	35	5%	—
	Outdoor commercial recreation ²	25 acres	400	500	100	300	300	600	300	300	2½	35	5%	—
	Veterinarian office or animal kennel or hospital ²	3 acres	300	200	75	75	75	150	75	150	1	20	10%	—
	Cluster residential development ² (one-family dwelling)	25 acres 30,000 sq. ft.	125	125	35	20	15	35	20	10	2½	35	20%	1,120
	Planned unit development ²	100 acres	See § 120-46 of this Chapter.											
Multifamily dwellings ²	2 acres	250	300	50	40	40	80	40	25	2½	35	30%	720 per unit ⁵	

NOTES:

R-2 District driveway setback: 10 feet.

¹ Depth measured from property line.

² Permitted with special permit only. See Article VI.

³ Farms of less than 10 acres but five or more acres require a special permit.

⁴ Except two-story, where first floor minimum shall be 1,120 square feet.

⁵ Full basement required.